

SHERIFF'S SALE

MAGEE FINANCIAL, L.L.C.
VERSUS NO. 114972
RAMONA PHILLIPS RAINEY

22ND JUDICIAL DISTRICT COURT
PARISH OF WASHINGTON
STATE OF LOUISIANA

Notice is hereby given that by virtue of Writ of SEIZURE out of the above named Court in the matter of Docket No. 114972.

MAGEE FINANCIAL, L.L.C.
Versus No. 114972
RAMONA PHILLIPS RAINEY

directed for execution, I have seized and will offer for sale and sell to the highest bidder at the principal front door of the Sheriff's Office in Franklinton, Washington Parish, Louisiana, on Wednesday, November 18, 2020, at 10:00 AM, the described property, to-wit:

One certain plot or lot of ground in Headright 45, Township 2 South, Range 10 East, Washington Parish, Louisiana, together with all improvements situated thereon, and described as follows, to-wit:

Commence at a point where the North line of the property of Wilbur W. Knight or assigns intersects the run of Indian Hole Hollow Branch, which point can be established by description in title of Mildred O'Dell to Wilbur W. Knight, dated July 9, 1945, and of record in COB 99, Page 241, and in title of Leon Knight to Wilbur W. Knight, dated April 18, 1944, of record in COB 94, Page 558; and run Southerly direction along Indian Hole Hollow Branch 27 feet to the Point of Beginning; from said Point of Beginning run South 80 degrees West 230 feet; thence South 265 feet; thence North 80 degrees East 309 feet to Indian Hole Hollow Branch; thence up Indian Hole Hollow Branch to the Point of Beginning.

Being the same property acquired by Ramona Phillips Rainey pursuant to Cash Sale dated June 27, 2018, recorded July 5, 2018, in COB 843, folio 264, as File Number 2018-003035, of the official records of the Parish of Washington, State of Louisiana.

ALSO DESCRIBED AS:

A certain parcel of ground situated in Section 45, Township 2 South, Range 10 East, Greensburg Land District, Washington Parish, Louisiana, and being more fully described as follows:

From the corner common to Sections 23, 24 and 45, Township 2 South, Range 10 East, run North 89 degrees 51 minutes East a distance of 1849.98 feet; thence North 89 degrees 01 minutes 52 seconds East a distance of 279.92 feet to a one-half inch iron pipe found; thence South 03 degrees 23 minutes 33 seconds East a distance of 292.03 feet to a three-quarter inch iron pipe found; thence North 87 degrees 25 minutes 43 seconds East a distance of 38.97 feet; thence North 85 degrees 26 minutes 16 seconds East a distance of 180.00 feet to the Point of Beginning;

From the Point of Beginning, run North 04 degrees 30 minutes 22 seconds West a distance of 225.00 feet to a one-half inch iron rod found; thence North 85 degrees 26 minutes 16 seconds East a distance of 262.68 feet to the centerline of Indian Hole Hollow Branch; thence along said centerline South 27 degrees 33 minutes 09 seconds West a distance of 101.73 feet; thence South 72 degrees 03 minutes 52 seconds East a distance of 24.72 feet; thence South 34 degrees 39 minutes 37 seconds East a distance of 163.40 feet; thence leaving said centerline South 79 degrees 59 minutes 19 seconds West a distance of 294.97 feet to a one-half inch iron rod found; thence North 04 degrees 30 minutes 22 seconds West a distance of 40.00 feet to a one-half inch iron rod found; thence South 85 degrees 26 minutes 16 seconds West a distance of 20.00 feet to the Point of Beginning;

Said parcel contains 1.49 acres, all as per survey by James J. Jones, numbered 00-154-3 and dated December 11, 2018.

Assessment No. 0300041200

Address is believed to be: 23636 Ellis Lee Road, Franklinton, LA
70438
Writ Amount: \$16,923.91

TERMS OF SALE:

Cash at the time of sale without appraisal.

Advertise: The Era Leader
10/14/2020
11/11/2020

Randy "Country" Seal, Sheriff